



**BK:1086 PG:63-73**

**D2020001650**

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07/08/2020 11:51 AM  
THOMAS SAULS, CLERK  
SUPERIOR COURT  
PIERCE COUNTY, GA

REAL ESTATE  
TRANSFER TAX  
PAID: \$0.00

**PT-61 113-2020-000488**

0466705352  
PARTICIPANT ID

**RETURN TO:**

Perry Avery  
Beasley Group  
P.O. Box 788  
Hazlehurst, Georgia 31539

**STATE OF GEORGIA  
COUNTY OF JEFF DAVIS  
(In re: PIERCE COUNTY, GEORGIA)**

**TAX PARCELS: a portion of  
084 010B and 038 015**

**LIMITED WARRANTY DEED**

**THIS INDENTURE** is made effective as of the 31<sup>st</sup> day of June, 2020, from **BEASLEY FOREST PRODUCTS, INC.**, a Delaware corporation, whose mailing address is 770 Uvalda Highway, Hazlehurst, GA, 31539 (“Grantor”), to **BEASLEY TIMBER MANAGEMENT, LLC**, a Georgia limited liability company, whose mailing address is 770 Uvalda Highway, Hazlehurst, GA, 31539 (“Grantee”).

**WITNESSETH:**

**THAT GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the land described on **EXHIBIT “A”** attached hereto and by reference made a part hereof, together with (i) all buildings and other improvements thereon, if any, (to the extent owned by Grantor), (ii) all timber standing, lying, located or growing thereon, together with all biomass and other organic products standing, lying, located or growing thereon, (iii) all roads, bridges and other improvements thereon (to the extent owned by Grantor), (iv) Grantor’s interest in any accretions, avulsions, or riparian rights, exclusively appertaining thereto, if any, (v) all carbon sequestration rights and rights to development, air, surface water, groundwater, and water stock owned by Grantor exclusively appertaining thereto, if any, and (vi) any other privileges, easements and other access rights exclusively appertaining thereto, (hereinafter referred to as the “Property”).

**THIS CONVEYANCE IS SUBJECT TO** those matters referenced on **EXHIBIT “B”** attached hereto and by reference made a part hereof (the “Permitted Exceptions”).

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever in *FEE SIMPLE*, subject to the Permitted Exceptions.

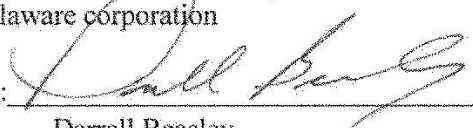
**AND GRANTOR HEREBY** fully warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through and under Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantor, by and through its duly authorized managing general partner, has executed this Deed on this the 24<sup>th</sup> day of June, 2020.

GRANTOR:

BEASLEY FOREST PRODUCTS, INC., a Delaware corporation

By:   
Darrell Beasley

Title: President

Signed, sealed, and delivered in the presence of:

 (Sign)  
Alice Winterbottom (Print)

Unofficial Witness

 (Sign)  
Rhonda T. Herndon (Print)

Notary Public

